

PRESS RELEASE

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ELI secures €111 million financing from Berlin Hyp for its logistics portfolio

European Logistics Investment (ELI), a dynamically developing logistics platform in Poland, has signed a loan agreement worth €111 million with Berlin Hyp. The funds will be used for refinancing of four projects from ELI's logistics portfolio.

European Logistics Investment (ELI) has secured a loan facility from Berlin Hyp with total investment volume of €111 million. The funds were used to refinance ELI's logistics projects in four locations: Bielsko-Biała, Ruda Śląska, Warszawa and Toruń, comprising seven buildings with a total GLA of 216,000 sqm.

ELI's logistics projects offer excellent connectivity and value for businesses, and these are the reasons behind their popularity among tenants in the whole country. We are excited that a renowned banking institution such as Berlin Hyp has additionally validated the excellent quality of our assets by granting a loan facility - says Artur Gniazdowski, Senior Vice President Finance at Griffin Real Estate.

ELI has been experiencing rapid growth, quickly expanding its portfolio by adding attractive properties in key logistics locations in Poland. Securing long-term financing will allow us to maintain the momentum and enable the company to achieve expansion goals - adds Łukasz Toczek, Senior Vice President Investments at Griffin Real Estate responsible for ELI platform development.

The logistics real estate sector in Poland has been growing steadily and thus ELI is developing as an important player in the Polish logistics market. We have recognized ELI's potential to leverage market opportunities, and that is precisely why we have decided to



provide financing for its further development - says Justyna Kędzierska-Klukowska, Head of Berlin Hyp Warsaw Office.

The law firms Linklaters and CMS advised on the transaction process.

ELI (European Logistics Investment) is a dynamically developing logistics platform for the Polish market. ELI provides high-quality facilities that offer excellent connectivity and value for businesses at desirable locations around the country, thanks to the partnership with Panattoni, a leading developer of industrial real estate. ELI's current portfolio comprises of 32 logistics projects encompassing 51 properties with a total area of over 1.3 million sqm GLA, including 760,000 sqm of standing assets, 201,000 sqm under construction and a further 318,000 sqm secured in pipeline projects. ELI is owned by Redefine Properties, Madison International Realty and Griffin Real Estate.

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